



# LAS VEGAS HARLEY-DAVIDSON/BUELL

## MAIN LOCATION

2605 S. Eastern Ave.  
Las Vegas, NV 89169

702.431.8500

Toll Free: 877.571.7174

Fax: 702.431.8499

Web Site: [www.LVHD.com](http://www.LVHD.com)

Recipient of the  
2003 Circle of  
Excellence Award

## WEST LOCATION

7100 W. Sahara Ave.  
Las Vegas, NV 89117

702.876.2884

Fax: 702.876.3413

## SOUTHERN UTAH LOCATION

Zion Harley-Davidson®  
2345 N. Coral Canyon Blvd.  
Washington, UT 84780

435.673.5100

Toll Free: 866-4ZION HD

Fax: 435.673.7227



The "World's Largest" Factory  
Licensed Dealer in Las Vegas  
& Southern Nevada

February 27, 2007

To whom it may concern,

Red Rock Motorcycle Sales, Inc d.b.a. Red Rock Harley-Davidson is requesting a SUP and SDR for APN 163-02-415-002 and APN 163-02-415-016.

The above mentioned property is currently zoned C1 and a special use permit is requested to allow motorcycle sales and repair at this location. The existing building was originally built to house a major hardware store chain and is currently leased month to month as a swap meet.

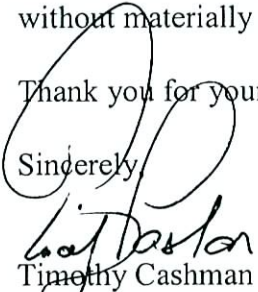
In 1998 the owners of Red Rock Harley-Davidson purchased a similar building at 2605 South Eastern Avenue that had been vacant for four years. With their investment in the facility, it has significantly revitalized the center, as well as the area as a whole. Las Vegas Harley-Davidson has operated in that location since 1999.

The company proposes to conduct all sales and repair operations indoors. Furthermore, it will buffer the northeast and south side of the building with offices and/or storage as depicted on the proposed space plan. We would also install an electric operated gate at the northwest and southeast corners to restrict vehicle access to the rear of the building. This would eliminate drive-thru traffic seeking to avoid the lights at Rainbow and Sahara.

We have an excellent track record conducting our business in a professional and respectful way and submit that this change in use will ensure the strength and condition of the center by generating economic prosperity and security without materially affecting any neighboring residents.

Thank you for your time and consideration.

Sincerely,

  
Timothy Cashman  
Vice President

Red Rock Motorcycle Sales, Inc.

SUP-20198  
SDR-20196  
04/12/07 PC